

**SUPPLEMENTAL LEASE AGREEMENT**

SUPPLEMENTAL LEASE AGREEMENT NO. 01	TO LEASE NO. GS-09B-02502	DATE November 10, 2010 PS OCT 14, 2012	PAGE 1 of 1
ADDRESS OF PREMISES: 320 Davis Street, San Leandro, CA 94577-2861			

**THIS AGREEMENT**, made and entered into this date by and between DAS, LLC.,

whose address is: P.O. BOX 2012  
MENLO PARK, CA 94026-2012

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to provide for expansion space and increase the Tenant Improvement Allowance, effective upon the completion of the space and acceptance by the Government as satisfactorily complete, as follows:

**NOW THEREFORE**, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective October 7, 2010, as follows:

Paragraphs 1, 10 and 16 are deleted in their entirety and are replaced with the following paragraphs:

1. The Lessor hereby leases to the Government the following described premises:  
7,646 rentable square feet (rsf.), yielding approximately 6,903 ANSI/BOMA Office Area square feet and related space located on the ground floor at 320 Davis Street, San Leandro, CA together with two onsite surface parking spaces, as depicted on the attached Exhibit B, the "Premises", to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.
10. The Government shall pay the Lessor annual rent as follows:  
For months 1 through 36, annual rent of \$274,262.02 at the rate of \$22,855.17 per month in arrears.  
For months 37 through 60, annual rent of \$297,200.02 at the rate of \$24,766.67 per month in arrears.  
For months 61 through 120, annual rent of \$313,715.38 at the rate of \$26,142.95 per month in arrears.  
For months 121 through 180, annual rent of \$297,352.94 at the rate of \$24,779.41 per month in arrears.  
  
Rent for a lesser period shall be prorated. Rent shall be payable to:  
**DAS, LLC., P.O. Box 2012, Menlo Park, CA 94026-2012**
16. **TENANT IMPROVEMENT ALLOWANCE:** The maximum Tenant Improvement Allowance previously established by Paragraph 3.2, "Tenant Improvements Included in Offer" amounts to \$308,701.00. The expansion space will have additional Tenant Improvement Allowance of \$20,596.00. Total TI Allowance of \$329,296.00 shall be amortized over the ten (10) year firm term of the lease agreement at 5% interest (amortization rate) per year.

All other terms and conditions remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have hereunto subscribed their names as of the date first above written.

<b>LESSOR</b>	
SIGNATURE: 	NAME OF SIGNER: DOUGLAS LAU, DAS LLC
ADDRESS: P.O. BOX 2012, MENLO PARK, CA 94026-2012	
<b>IN PRESENCE OF</b>	
SIGNATURE: 	NAME OF SIGNER: Naemi Avram
ADDRESS: [REDACTED]	
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE: 	NAME OF SIGNER: PETER SHTEYN
OFFICIAL TITLE OF SIGNER: CONTRACTING OFFICER	
AUTHORIZED FOR LOCAL REPRODUCTION	

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<b>LESSOR</b>	
SIGNATURE: <i>M. Rau</i>	NAME OF SIGNER: <i>DOUGLAS LAU, DAS LLC</i>
ADDRESS: <i>P.O. BOX 2012, MENLO PARK, CA 94026-2012</i>	
<b>IN PRESENCE OF</b>	
SIGNATURE: <i>[Signature]</i>	NAME OF SIGNER: <i>Noemi Aram</i>
ADDRESS: [Redacted]	
<b>UNITED STATES OF AMERICA</b>	
SIGNATURE: <i>P. Shetye</i>	NAME OF SIGNER: <b>PETER SHTEYN</b>
OFFICIAL TITLE OF SIGNER: <b>CONTRACTING OFFICER</b>	
AUTHORIZED FOR LOCAL REPRODUCTION <span style="float: right;">GSA FORM 276 (REV. 8/2006)</span>	